



**Carbon Community Economic Development (CED) Board
Regular Meeting**

December 16, 2025 10:30 AM

751 E 100 N Suite #2600 Price, Utah 84501

Board Members Present:

Zak Konakis

Larry Jensen

Jon Richens

Oran Stainbrook

Board Members Excused:

Layne Miller

Others Present:

Shanny Wilson

Marilou Kundmueller

David Dornan

Overview

A presentation by Marilou and David detailed the renovations and community impact of their historic building in Helper. They highlighted receiving \$25,000 from the CED Board to help offset the cost of a new fire suppression system. The building hosts various workshops, art competitions, and community events, contributing to local economic growth and supporting young artists.

Agenda

1. Welcome and roll call - Zak Konakis
2. Review, discuss, and approve previous minutes from October 21, 2025
Motion: Oran Stainbrook
Second: Jon Richens
Approved
3. Brief discussion of the November RCG business recipient visits - Zak Konakis
Oran summarized the visits to the Rio Theatre, Kate Kilpatrick's Art Garage, and Helper Beer, noting the success of these businesses after receiving grant funding. Shanny praised the work being done in the Rio Theatre's basement, and highlighted Kate Kilpatrick's gallery as one of the few full-time art galleries open on Main Street that also sells merchandise. The consensus was the board will visit Price businesses in a few months.
4. Rural County Grant 2025 recipient report(s), if any - DDMK
Marilou and David presented on their project, noting that David has taught Helper Art Workshops since 1994. The presentation included historical photos of the building,

showing its original state and subsequent renovation. They mentioned receiving the Preservation Utah Legacy Award in 2024 for renovation work. The RCG was used to help fund the sprinkler and alarm system installation. The building hosts private studio space, workshops, residencies, and internships, successfully launching the careers of young artists. The building has supported other groups like the Utah Symphony, and serves as a nonprofit meeting space for groups like the Main Street America board. Oran affirmed the significant, quantifiable economic impact David and Marilou have on the county, describing them as a model for developing the arts in Carbon County. Marilou outlined plans to frame and sell historic mining maps and blueprints found in their basement, with proceeds going to the Miners Rescue Association. Zak offered to connect them with Scott Turner, who organizes the annual mine rescue competition.

5. Begin discussion of the Rural County Grant 2026 applications - Board

The question was raised about reimbursing applicants for work already completed. It was confirmed that reimbursement is typically considered if the work took place within the current fiscal year (July to July), but not for work completed farther back. Another question was asked about funding speculative projects, referencing an application from USARA that had not yet identified property for lease or purchase. Jon explained that they had previously funded a business that failed to move forward with property acquisition, resulting in a recall of funds, and suggested applicants might need to provide more information on location. A discussion also arose regarding Howa's application, which included receipts for inventory that they planned to sell, and the consensus was against funding inventory or basic office supplies. Oran suggested that the grant should prioritize projects that would not happen otherwise. It was noted that some applications focused primarily on safety and facility improvements ranking low due to a lack of measurable economic return.

Shanny mentioned the increase in applications, some of which were disappointingly quick to fill out, while others were very detailed and thorough. She also suggested ruling out VT Mobile's application due to the applicant potentially being charged with murder. Zak raised the question regarding applications from nonprofits that claimed the county would receive tax revenue, which is incorrect for 501c3 organizations. A discussion took place on the difficulty in measuring future impact for certain types of projects like a park or a daycare, especially when they don't propose new jobs, which is a key focus of the grant. It was suggested that while the score sheet is a good exercise, it does not completely influence the final decision, and they might consider changing the rubric.

Shanny highlighted the significant increase in applications, from 4 in the first year to 34 now, thanking the board for their effort and time in reviewing them. The board's collaborative decision-making process is extremely important, which is the beauty behind the makeup of the board. The board's been very good with the money and the value it brings to our community. It was mentioned that while the focus has been heavily weighted on industry and jobs, the community also needs venues for people to go to.

6. Board meeting time and dates for 2026 - Shanny Wilson

The board agreed to continue meeting every third Tuesday of the month at 10:30am. Shanny will send calendar invites.

7. Economic Update - Larry Jensen

Larry noted that they are being very careful regarding requests to purchase the county property, they want the property to be utilized effectively and not sit for years. He reported that PRT is planning to build a rail loop on their facility to stack nine full unit trains and load oil faster, which is a big deal. Additionally, the NDA is still moving forward with extended purchase agreements until December of next year, and they are 80% sure they are coming to the county, having stopped looking at other locations.

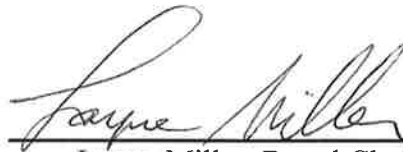
8. Other Business?

None

9. Adjourn

Motion: Oran Stainbrook

Approved


Layne Miller, Board Chair